

PLANNING BOARD

Minutes - January 22, 1973

Members Present: Herndon, Cogswell, Evans, Heath, Kulmala, Santomenna, and Thomson

Mr. Herndon reported that he had discussed the Tophet - Carleton Roads situtation with the developer, who said he will finish paving the roads in the spring, put in seed and loam and then try again next year to get those roads accepted.

Mr. Herndon also said that he had heard that Mr. Donald Fox was interested in up-dating the map of Carlisle as he has done every few years. This he would be willing to do for \$50.00 to \$75.00. He also proposed redoing the blue linens. It was suggested that at the same time he should correct errors in the Historical District ~~Commission~~^{Boundaries}. It was recommended that this project by reconsidered after Town Meeting.

Terry Herndon also announced that on January 23rd the Finance Committee would like to meet with any available members of the Planning Board to discuss money requests and to hear the Planning Board's comments on the warrant article sponsored by Arno Szegvari for a study by a citizens' participation committee. The Committee would also including a Selectman and a Planning Board member. There is also a request for \$10,000.00 for long range planning. Mr. Evans is opposed to the article as it would mean ignoring the Benjamin Report that was done several years ago. Mr. Thomson feels the committee would include too many already over-worked key people and that this is a lot of money for such a plan. Mrs. Kulmala also felt this was a lot of money particularly in light of the 18 month budget we are considering. She wondered if it might be better to ask for smaller sums to study specific problems; eg. town center study. Mr. Thomson felt that it might be more important to study our relationship to other towns and to see what the outside world may force us to do. It was pointed out that two other public participation committees have been lost - one working on land use and one on population growth. Terry Herndon felt that a citizens' participation committee working under the guiding hand of a professional planner could be valuable and that the Planning Board might work along with the committee. It was suggested that the Planning Board might map out a plan and list items that the Planning Board might work on for this next year and then also list items for consideration for future years. Mr. Santomenna feels that the Board should bring to a conclusion the things that the Board has been

Minutes - January 22, 1973

working on and then focus on those things deemed most important. Mr. Santomenna did feel that there was merit to the recommendation of the committee in that it would bring together key people of the Town who should be communicating with one another regularly. Mr. Heath was opposed to the article in that he thought it was a frivolous poke at the Planning Board.

Mr. Evans requested that a sentence be stricken from the Planning Board's Annual Report regarding regional planning. This will be done.

Bob Thomson said that even when you have a master plan, there is always need for a change almost as soon as it is written. The Planning Board decided that there is a master plan for Carlisle in existence. They admit the need for planning in certain areas such as the town center but they feel that the planning should be done within the confines of the Planning Board.

Terry Herndon had just been told that the Selectmen are going to ask Town Meeting to buy 2 or 3 acres behind the cemetery from Lillian Davis for Highway Department storage. The Planning Board did not feel that any real planning went into this request and that there are other alternatives. The criteria for a Highway Department barn would be: (1) near center, (2) near Fire Department since most highway department employees are firemen, (3) a good and safe access to the road, (4) land for sand and salt storage as well as for equipment storage. Mr. Evans feels it is a good idea to have police, fire and the highway department all at one location and that thought should go into a town campus. The Planning Board had misgivings about starting to fragment the fire, police and highway departments and the Board felt that further study should be made of a civic center plan. Mr. Santomenna expressed concern since some of this land is being considered for future school use.

Deck House has requested the release of their bank pass book in connection with the Autumn Lane extension. Deck House has given a check for \$250.00 to the Town as guarantee on the berm work which Mr. Perley estimates will cost \$125.00. The Town can cash this check if the work has not been completed by June 30th. Bob Heath moved that the pass book be released to Deck House since this is the only work not completed. The book covers an account for \$3000.00. Mr. Herndon recommended that in the future the Planning Board not accept pass books unless they are in the name

Minutes - January 22, 1973

of the company and the Town of Carlisle. With this pass book, the Town could not get the money even if it needed it. The Board voted to return the pass book.

The Board then discussed the draft of Flood Plain - Wetland Zoning presented by Kay Kulmala and Bob Santomenna. Mrs. Kulmala said that much work would be needed to integrate this into the zoning by-laws. There should also be a separate article in the zoning by-laws and it must also be integrated with the maps. Once it has been determined what should be zoned then you can delineate it and then verbalize it. The completion of Professor Caldwell's maps perhaps by March 1 may aid the work on this. Mrs. Kulmala and Mr. Santomenna recommended the work done as a good start on this Flood Plain - Wetland Zoning but pointed out there were still many problems to be worked out and many problems in wording. The Purposes listed were agreed upon by the Board. Perhaps the second paragraph in Section II could be eliminated.

In Section III b, it was suggested that the wording be comparable to that in Section 5, Lot Size Regulations of the By-Laws. It was felt that Section III c. could be defined more clearly as it is integrated with Section C, Item k, Page 6 of the By-Laws. It was recommended that the numbering and lettering be changed in Section III and to divide that Section into A. and B. In the current Section III h, the term "governmental uses" should be used instead of "public projects." It was suggested that in Section III i, that 140 feet in the aggregate be used instead of 100. Uses Permissible on Special Permit, - this may be governed by Section 7, D. on Page 14 of the Town By-Laws.

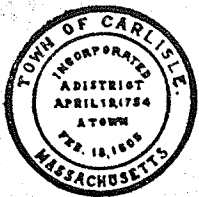
The Board was reminded that there will be two hearings on February 5. The first on the Zoning By-Law change to be presented on a warrant article and the second for a zoning change to the Evans property across the street from the Library on Bedford Road.

The Board voted to send a letter to Mr. Frederick Finnegan, Registrar of Deeds for Middlesex County to give signing power to George Cogswell instead of Terry Herndon on "approval not required" plans.

The meeting was adjourned at 10:45 P.M. to go into Executive Session.

Respectfully submitted,

Patricia A. Macqueene
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Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk
698 Concord Road
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

A G E N D A

Planning Board Meeting

Spalding School

Room 3

Monday, Jan. 22, 1973

8:00 p.m.

1. New business.
2. Deck House, Autumn Lane extension, request for passbook release.
3. Discussion of wetlands zoning draft which has been sent to each of you.

Next regular meeting will
follow the hearings set for
Feb. 5 at 8:00 p.m. in Room
3 of the Spalding school.